

HOME FRONT

NEW JERSEY HOUSING & MORTGAGE FINANCE AGENCY

FALL 2001

MESSAGE FROM THE EXECUTIVE DIRECTOR

Helping to create new mixed-income communities in New Jersey's urban areas is the foundation of HMFA's Urban Home Ownership Recovery Program (UHORP). Since the inception of the UHORP program, HMFA, in partnership with private lenders, has financed the construction of 2,200 homes in 22 cities across the state. This fall HMFA will award construction financing and subsidy funds to those projects that made a successful application in Phase IX of the program, bringing new homeownership opportunities to urban neighborhoods that are springing back to life.

Building a community is about more than building new homes. That's why HMFA has created the Home Sweet Home Loan Program to make low interest loans available to homeowners in select neighborhoods near our UHORP developments. These loans can be used to make necessary code improvements, as well as exterior and interior improvements that will enhance the value of their homes. To learn more about the Home Sweet Home Loan Program see the story titled *Lenders Selected for Home Sweet Home Program*.

This fall will be a busy and productive time for HMFA. In addition to ribbon cuttings and ground breakings, we will conclude a new multi-family bond issue and begin accepting applications for Phase X of UHORP. HMFA's business development officers will continue to seek new avenues for our programs to finance affordable rental housing and bring homeownership within the grasp of lower income families.


DEBORAH DE SANTIS

DiFRANCESCO ANNOUNCES \$31 MILLION FOR AFFORDABLE RENTAL HOUSING

Acting Governor Donald T. DiFrancesco, Department of Community Affairs Commissioner Jane M. Kenny and HMFA Executive Director Deborah De Santis announced in July the awarding of \$31 million for 13 affordable family, senior and special needs housing developments across New Jersey.

The rental apartment complexes will be located in the municipalities of Camden, Dover (Morris County), Ewing, Jersey City, Lawrence, Merchantville, New Brunswick, Newark, Plainfield, Salem and Winslow.

In all, a total of 882 units of affordable housing will be constructed.

"We're working to expand the dream of affordable rental housing for families across New Jersey, and we're bringing new life to older neighborhoods in the process."

Donald T. DiFrancesco
Acting Governor

The \$31 million in funding derives from two major state programs that finance affordable housing construction. Approximately \$21 million comes from DCA's Neighborhood Preservation Balanced Housing Program. HMFA allocated another \$10 million in federal Low Income Housing Tax Credits.

The projects selected for funding include seven family developments, three senior citizen developments and one project to serve the frail elderly. There are also two projects for special needs populations, one for the developmentally disabled and one for the mentally ill.

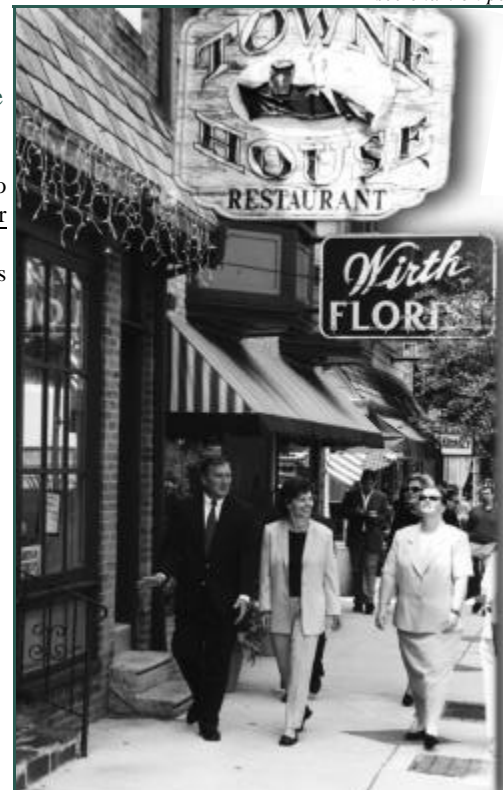
"This state is committed to providing decent and affordable housing

wherever it's needed, for families, seniors and also for people with special needs," Commissioner Kenny said. "Today we reaffirm that support, and rededicate ourselves to the work of meeting our state's housing needs."

The state's \$31 million commitment will leverage \$120 million in total estimated construction spending on the 13 developments, which are being built by both for-profit and non-profit developers.

"This is truly an investment that will bring a substantial return in the form of affordable housing for the people of New Jersey," said HMFA Executive Director Deborah De Santis.

see chart on page 3



DCA Commissioner Jane M. Kenny (center) and HMFA Executive Director Deborah De Santis tour Merchantville with Mayor Patrick Brennan.

HMFA SUMMER INTERNSHIP PROGRAM

By Marc Cavella

Summertime, and upperclassmen's fancies turn to thoughts of internships. This summer HMFA opened its doors to four area college students who are on the verge of entering the "real" world. This is their sordid tale.

"It's different," says Enjoli Harris of her internship in the Administration Department. "But I'm learning a lot." Harris, a junior at Fairleigh Dickinson University where she majors in business management, joins fellow interns Sarah Keelen, Jana McElroy, and myself in the two month long program, which gives the students the chance to see what a legitimate working environment is all about. The 20-year-old Harris, who learned about the internship opportunity through a friend, says that working in Administration has helped to show her "how a business is really run. Everything I do here-learning the filing system, purging documents, assigning items to off site storage, even answering the phones-can be applied to all types of businesses. Plus, everyone has been very friendly."

Keelen, a 20-year-old psychology major at Syracuse University, agrees that the internship provides practical experience. "It's fun," says the junior of her position in Human Resources, where her duties include helping build HR's resume bank, working on the company's interview process, and of course some data entry. (Ahhh, data entry. What would an internship be without it?) She also gets to send out the company's "Thanks, but no thanks" rejection letters. All in all, however, Keelen feels that the best part of the experience has been working with the people at HMFA, who "are really nice. It's been a pretty good job so far."

The multi-family division intern was Jana McElroy, a 20-year-old elementary education major at Bloomberg College (PA). "I wanted to try something different," she says. McElroy has spent the last several summers working at summer camps, so "working in an office is a new experience for me." Much of her internship has been devoted to converting the department's Form 10 financial files to the Excel format, among other similar responsibilities, but she feels that the most valuable experience has been the interactions with her coworkers. "I really enjoy working with them," she says. "Multi-family has been a lot of fun." So would she recommend an HMFA internship to others? "Yes, but only in Multi-family," she says with a smile. "And they can't have my job."

As for me, I have had the pleasure of interning with the Marketing & Communications arm of HMFA, and it has been a blast. I have attempted to write press releases, gathered information for journalists, and learned, to my surprise, that my aptitude for all things computer is minimal at best. Working with the people of the Marketing Department, which is smaller than I imagined it would be, has been extremely interesting. I would recommend this internship to anyone.

But the most important thing that I learned in my stay with HMFA? No shorts on dress down Friday. Especially not spandex ones.

Marc Cavella is a senior at The College of New Jersey, where he majors in Communication Studies. He will graduate in December of 2001.

Pictured from left to right: Enjoli Harris, Marc Cavella, Sarah Keelen, and Jana McElroy



HMFA FORMS OFFICE OF BUSINESS DEVELOPMENT

The New Jersey Housing and Mortgage Finance Agency (HMFA) has created the Business Development Office to increase public awareness of the opportunities to access HMFA financing for affordable housing across the state. The business development officers advance the Agency's outreach efforts and foster new partnerships with not-for-profit sponsors, for-profit developers, the private sector as well as consumers.

Dana Davis is the Business Development Officer of Multi-family Programs. Mr. Davis assists developers with creating successful financing applications for proposed multi-family developments for low- and moderate-income families and seniors. Dana has been with the Agency since 1979, and most recently served as Assistant Director of Multi-family Programs from 1990 to February 2001.

Michael McGowan is the Business Development Officer of Single Family Programs. Mr. McGowan works with developers interested in securing financing for for-sale homes under the Urban Home Ownership Recovery Program (UHORP). UHORP provides subsidy funds, construction financing and homebuyer mortgages to encourage the development of a mix of affordable and market-rate single family homes in urban neighborhoods throughout the state.

Mike also speaks to community groups on the variety of HMFA homeownership mortgages available. Mike has been with HMFA since 1994 and most recently served as the Assistant Director of Single Family Programs.

Information on HMFA rental housing financing programs can be obtained by calling Dana Davis at 609-278-7527. For information on developer financing for for-sale homes under UHORP, as well as single-family mortgage loan program information call

Mike McGowan at 609-278-7565.



2001 BALANCED HOUSING AND LOW INCOME HOUSING TAX CREDIT ALLOCATIONS

PROJECT	MUNICIPALITY	UNITS	BALANCED HOUSING	TAX CREDITS
RIVERVIEW HOMES	CAMDEN	16 - FAMILY	\$527,355	\$265,921
WESTFIELD ACRES	CAMDEN	78 - FAMILY	\$3,613,836	\$1,187,432
SPRUCE SENIOR	DOVER (MORRIS)	91 - SENIOR	\$2,655,000	\$901,632
UJIMA VILLAGE	EWING	52 - CHRONIC MENTAL ILLNESS	\$1,495,000	\$528,139
BOSTWICK COURT	JERSEY CITY	69 - FAMILY	\$2,504,730	\$866,381
SENIOR LIVING CENTER AT LAFAYETTE	JERSEY CITY	81 - FRAIL ELDERLY	\$1,729,100	\$1,201,820
PROJECT FREEDOM	LAWRENCE	54 - DEVELOPMENTALLY DISABLED	\$1,458,000	\$555,976
MERCHANTVILLE SENIOR	MERCHANTVILLE	74 - SENIOR	\$2,085,900	\$403,231
WYNONA LIPMAN ARMS	NEWARK	58 - FAMILY	-	\$520,912
RIVERSIDE URBAN RENEWAL	NEW BRUNSWICK	76 - FAMILY	-	\$1,207,850
HORIZONS AT PLAINFIELD	PLAINFIELD	74 - FAMILY	-	\$986,280
SALEM HISTORIC HOMES	SALEM	63 - FAMILY	\$2,922,500	\$595,893
CHRIST CARE SENIOR	WINSLOW	96 - SENIOR	\$1,827,547	\$715,465
TOTALS		882	\$20,818,968	\$9,936,932



Executive Director Deborah De Santis at awards announcement in New Brunswick, New Jersey.

LENDERS SELECTED FOR HOME SWEET HOME PROGRAM

New Jersey's urban centers are experiencing a time of great revitalization. As new construction moves into urban neighborhoods, the preservation of existing homes becomes an important component of community stabilization. HMFA's Urban Home Ownership Recovery Program (UHORP) has provided financing for the construction of more than 2,200 new homes in urban areas across the state. Now, HMFA's \$10 million Home Sweet Home demonstration loan program provides low interest loans to homeowners who live in those neighborhoods adjacent to UHORP developments in the cities of Camden, Newark and Trenton. Home Sweet Home loans can be used to complete needed improvements and enhance the home's value.

HMFA has selected three lenders to assist in making low interest home improvement loans available to homeowners in select neighborhoods. Homeowners can call Aurora Financial, City National Bank of New Jersey and Greenwich Home Mortgage for more information about the Home Sweet Home program and to find out if they qualify. The Home Sweet Home program will make funds available for existing homeowners to address health and safety concerns, make interior and exterior code improvements and perform general

rehabilitation to improve the look of their homes.

"The strength of New Jersey's urban neighborhoods lies in the members of the community. Through the Home Sweet Home Program, HMFA is helping urban homeowners bring their neighborhood back to its glory days by providing the financial assistance to make home improvements and to make their homes more attractive."

Deborah De Santis
HMFA Executive Director

Through the Home Sweet Home Program, homeowners may apply for a 20-year low interest fixed rate loan for up to 100% of the appraised value of the home. Borrowers who need more funds or who do not qualify for the 20-year loan may access a low interest rate deferred loan of between \$25,000 and \$50,000, depending on income. Income limits apply for both loans. Deferred loans are due upon sale, cash out refinance, or in 30 years and will be 25% forgiven if the borrower remains in the home for at least 5 years.

Interested homeowners should contact a participating lender for more information or to complete an application. The participating lenders are as follows:

Camden	Aurora Financial 856-596-6200
Newark	City National Bank of New Jersey 973-624-0865
Trenton	Greenwich Home Mortgage 800-713-1252

DCA AND HMFA OFFER SPRINKLER LOAN PROGRAM TO FRATERNITIES AND SORORITIES

By Jerome Keelen, Director
Single Family Programs

Fraternities and sororities are home to many college students during the school year. Some older facilities lack modern fire suppression systems, which can be a danger for students. The Department of Community Affairs (DCA) and HMFA recognize the need to ensure the safety of students living in these houses. The state recently provided funding for sprinklers in college dormitories and the new DCA Sprinkler Loan Program extends eligible properties to include fraternities and sororities.

College fraternity and sorority houses that provide sleeping accommodations for students are eligible for low cost loans to fund the installation of fire suppression sprinkler systems. The loans are administered by HMFA in collaboration with the DCA Boarding Home Loan Program.

The loans are at interest rates of 2% and can be repaid over 15 years. Fraternities and sororities must be recognized by a public or private institution of higher learning in order to be eligible. DCA has made \$1.6 million available for the program. The first loan was closed on July 7, 2001, for the Tau Delta Phi fraternity at New Jersey Institute of Technology.

Applications have been received from 20 fraternities and sororities affiliated with several New Jersey universities and colleges, including Rutgers, Rowan and Stevens Institute. Applications can be made through the Boarding Home Loan Program directed to Bob Monahan, Assistant Director, Licensing and Inspection, at PO Box 810, Trenton, NJ 08625. HMFA will administer all closing and servicing aspects of the loans. For information, please call DCA at (609) 633-6237.



HMFA


New Jersey Housing
and Mortgage
Finance Agency

637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08650-2085

FIRST CLASS MAIL
U.S. POSTAGE
PAID
TRENTON, NJ
PERMIT NO. 1062

TO JOIN OUR MAILING LIST
E-MAIL AMANDA SACCO AT
ASACCO@NJHMFA.STATE.NJ.US



UPCOMING EVENTS		HOME FRONT FALL 2001
OCTOBER <div>13TH • ELIZABETH HOUSING FAIR</div> <div>15TH • LIHTC SPRING CYCLE CARRYOVERS DUE</div> <div>20TH • NEWARK HOUSING FAIR</div> <div>25TH • BOARD MEETING</div> <div>• REHABILITATION TAX CREDIT WORKSHOP BY THE NJ HISTORIC PRESERVATION OFFICE CALL KURT LEASURE 609-777-3930</div>		<p>Home Front is a newsletter produced by the New Jersey Housing and Mortgage Finance Agency (HMFA). HMFA creates and implements programs to advance the rehabilitation, construction and financing of affordable housing for the state's residents, lenders, developers, and contractors. HMFA is the state administrator for federal housing assistance programs, and works in cooperation with state, municipal and not-for-profit agencies. HMFA secures program funding and operating expenses through the sale of taxable and tax-exempt bonds to private sector investors, and is not dependent upon funding from the state Treasury.</p> <p>EDITORS SUSAN SANDS AMANDA SACCO</p> <p>CONTRIBUTING STAFF CLAUDIA LOVAS JEROME KEELLEN</p> <p>GRAPHIC DESIGN ANA MARIA RIVERA-PRAMUK</p>
NOVEMBER <div>2ND • LIHTC FINAL CYCLE AWARDS</div> <div>29TH • BOARD MEETING</div> <div>30TH • LIHTC FINAL CYCLE CARRYOVERS DUE</div>		
DECEMBER <div>20TH • BOARD MEETING</div>		
<p>HMFA is always seeking experienced, qualified individuals to fill vacant positions within the Agency. HMFA offers a generous benefit package that includes: health, dental, prescription, vision, life and long term disability; tuition assistance for both undergraduate and graduate studies; pension and deferred compensation plans; extensive holiday, vacation, personal and sick leave packages; and flexible working hours. Vacancies are listed on the HMFA web site: www.nj-hmfa.com under Employment Opportunities. Resumes may be mailed to HMFA, Human Resources, P.O. Box 18550, Trenton, NJ 08650-2085 or faxed to 609-278-8858.</p> <div></div>		
DONALD T. DIFRANCESCO ACTING GOVERNOR	JANE M. KENNY COMMISSIONER, DCA CHAIRMAN, HMFA	DEBORAH DE SANTIS EXECUTIVE DIRECTOR MAIN SWITCHBOARD: 609-278-7400 HOTLINE: 1-800-NJ-HOUSE www.nj-hmfa.com

